

Witthans, Wynn

From: Leck, Gregory [Greg.Leck@montgomerycountymd.gov]
Sent: Thursday, March 25, 2004 10:24 AM
To: Cupples, Tim; Witthans, Wynn; Daniel, Edward
Cc: Johnston, Bruce; Riese, Jeffrey; Gonzalez, Edgar
Subject: RE: Extension of Redgrave Place to MD 355 in Clarksburg

Tim,

I was of the impression that the developers of the Town Center had a conditional obligation to build that road. By copy of this e-mail, we are requesting Ms. Wynn Witthans, the Site Planner for the M-NCPPC Development Review Division, to advise us of the Planning Board's latest position on this issue. Wynn was the lead planner for the Clarksburg Town Center Site Plans.

I'm also forwarding the e-mails from you and Edgar to Mr. Ed Daniel, who now works in OMB as a special consultant responsible for establishing the Development Districts in Clarksburg. Ed, please advise us on whether or not the extension of Redgrave Place (formerly called Main Street in the Clarksburg Town Center plans) pavement and public sewer are included in the proposed Clarksburg Town Center Development District.

FYI: The Planning Board Opinion for the Clarksburg Town Center Project Plan (M-NCPPC file no. 9-94004) includes the following statement under Item No. 8 (Historic Preservation): "*d. If the ROW is available, construct Main Street to MD 355 within the Historic District prior to completion of Stage 3. . .*"

I was not able to find a similar requirement in the Preliminary Plan Opinion for that project (M-NCPPC file no. 1-95042), although I thought that this work was conditioned by the Planning Board. The Site Plan Opinion may have also addressed this issue.

It was listed as Item no. 11 of Exhibit G ("Taxing District Primary Infrastructure) for the proposed Town Center Development District. Although there is a line item in that list for a 20" water main extension, I don't see any proposal to construct sewer. (Of course, DPS would consider the need to install local service water & sewer lines in the R/W before issuing the paving permit for that road.)

Please call either Jeff Riese or me if you need more info.

Sincerely,

Greg Leck, Manager
Traffic Safety, Investigations, and Planning Team
Traffic Engineering and Operations Section
DPWT Division of Operations

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240-777-2190; fax: 240-777-2080

-----Original Message-----

3/30/2004

From: Gonzalez, Edgar
Sent: Thursday, March 25, 2004 9:05 AM
To: Cupples, Tim
Cc: Johnston, Bruce; Riese, Jeffrey; Leck, Gregory
Subject: RE:

Tim,

I have no idea of what the specific responsibilities are here or what the solution is. But here is my advice as to how to get the information and resolve the questions.

The case in point appears to be an issue related to a subdivision approval. Our Division of Operations, Traffic Engineering Services section, has a unit that deals with the subdivision process for our Department. You should contact, or direct the questions to the individuals in that unit.

Start with Jeff Riese at 7-2195 he is currently in charge of the subdivision review process and should be able to get the details associated with the issue from his files. His supervisor is Greg Leck (7-2197) who might have been involved with the specifics of the case whenever it first came up. He used to have the same responsibility that Jeff now has. Between the two of them they should be able to provide you with the history and conditions of approval by the MNCPPC.

Keep those two names and numbers handy for future reference when it comes to subdivision approval issues.

I am copying everybody as heads up.

Edgar

-----Original Message-----

From: Cupples, Tim
Sent: Wednesday, March 24, 2004 5:51 PM
To: Gonzalez, Edgar
Subject:

Hello Edgar,

Bruce Johnston suggested that I contact you for assistance in responding to a question from a citizen pertaining to a road that is to be built by a developer in Clarksburg. The citizen in question is Mr. Rod Darby. He owns property east of MD355 near the intersection with Redgrave Place. Mr. Darby's property currently does not perc and is not served by the public sewer system. As was explained to me by Mr. Darby, Terrabrook was supposed to extend Redgrave Place east of MD355. As part of this extension, public sewers were to be installed. Subsequently, a developer named Newland replaced Terrabrook. Recently it came to the attention of Mr. Darby that Newland no longer intended to extend Redgrave Place and/or install the sewer line. Naturally, Mr. Darby is concerned that his property will not realize the value it would have if Redgrave Place is extended, thereby providing access and sewer service to his property. His specific questions are:

1. Can Newland abandon the project?
2. Is there some agreement that Terrabrook had with the County to extend Redgrave Place that Newland must honor?

Realizing that I lacked the historical perspective on the development of Clarksburg and that Mr. Darby's understanding of the facts may be incorrect, I told Mr. Darby that I would research this issue and get back to him. I would greatly appreciate any information that you may be able to provide. I can be reached via return email or at extension 7-7214.

Thank you,

Tim

Timothy H. Cupples, P.E.
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Division of Capital Development

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